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To: INTERESTED PERSONS

From: MELANIE S. FALLON, DIRECTOR
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Melanie S. Fallon

Subject: EVOLVING HOUSING PATTERNS IN THE CITY OF LOS ANGELES.

Los Angeles has long been a diverse city in terms of development. As the City has continued to grow, rising housing costs and a diminishing supply of open land have changed the way that we are developing, and Los Angeles is now in a moderate growth stage.

A major indicator of this growth process is a shift in housing patterns in the City. Issues regarding the quality of life and environmental constraints have brought about moderation in the development process. Balancing the needs of residents and in-migrants is now a major issue in Los Angeles.

One way to measure the balancing end of any development equation is to look at how people house themselves now as opposed to how they did so in the past. The attached report attempts to describe how these changes are occurring, and to characterize Los Angeles as it appears today.

In 1960, there were 2,482,000 people living in 912,000 dwelling units, an average of 2.7 persons per unit. In 1990, the population had increased to 3,485,000 and dwelling units to 1,300,000. Again, there were 2.7 persons per unit citywide. During the intervening Census years, household sizes had dropped; 2.6 in 1970 and 2.5 in 1980. The increase from 2.5 in 1980 to 2.7 today can probably be accounted for by shifting racial/ethnic population dynamics.



In addition to changes in household size, this report contains information about densities; the kinds of residential development that predominate today; and shifts in property ownership status. Also, information about land that is not useable for development purposes is included.

The attached tables and maps illustrate how changing demographics have affected growth and housing patterns in Los Angeles. All demographic information included in this report was derived from the U.S. Bureau of the Census, Department of Commerce.

This is the third in a series of reports to be released by the Planning Research Section of the City Planning Department. Duplicate copies, and earlier reports, can be obtained in:

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EVOLVING HOUSING
PATTERNS
IN
THE CITY OF
LOS ANGELES

AS OF APRIL 1990

a report prepared by

the RESEARCH SECTION

of the

CITY PLANNING DEPARTMENT

october 2, 1991

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HOUSING PATTERNS IN LOS ANGELES

This report, third in a series of 1990 Census related publications, incorporates current and historic information. The tables and descriptive graphics included, contain various types of housing oriented data. All of the information included in this report, with the exception of the acreage figures contained in TABLE 3, was derived from the United States Census of Population and Housing as published by the Bureau of the Census; Department of Commerce. A glossary of terms is included at the end of the report.

As documented in one of the earlier Census reports mentioned above, population in Los Angeles has grown at the rate of 1.6 percent per year. The net result of this increase, along with a slower housing stock growth factor, means that more people are living in relatively fewer dwelling units in Los Angeles. From 1980 through 1990, the number of people living in the City increased by 518,548 whereas the number of dwelling units increased by a total of 111,041. This means that there are 2.7 persons, on average, in each dwelling unit now as opposed to 2.5 persons ten years ago. Higher housing costs and larger households probably account for most of this increase.

TABLE 1, entitled POPULATION, HOUSING STOCK, and PERSONS PER DWELLING UNIT incorporates information from each Census since 1960. This information describes how households have changed over the 30 year span of time covered by the table. As the reader will note, the number of persons in the average dwelling unit had been decreasing, on a citywide basis, until sometime after the 1980 Census. FIGURE 1, which accompanies Table 1, graphically describes how these changing demographics have been effected in Los Angeles at Planning Area level.

TABLE 2, HOUSING SPLITS (SINGLE FAMILY:MULTIPLE FAMILY DWELLING UNITS) also describes how change is occurring in Los Angeles. Clearly, the pattern of housing has tended toward multiple family dwellings and away from single family units. As indicated in Table 2, the number of single units has fallen from almost 53 percent in 1970 to 40.5 percent today. As the thematic map included on FIGURE 2 indicates, the ratio of single family units has decreased in each of the 35 Planning Areas. The bar chart indicates, in rank order from highest to lowest by Planning District, where single family and multiple family units are located.

The information included on TABLE 3, POPULATION AND HOUSING DENSITY, illustrates life style demographics. The number of people and dwelling units in a predefined area can be used as an indicator of space available to the local population. This also

allows for comparison with other areas where similar statistics are collected. As the values on Table 3 indicate, Los Angeles currently has 14.4 persons per net acre. This translates to almost 12 persons per gross acre. In 1980, Los Angeles had nearly 10 persons per gross acre. By comparison in 1980, among the five most populous cities in the United States; New York City, had more than 36 persons, Chicago 20.6 persons, Philadelphia more than 19 persons, and Houston nearly 4.5 persons per gross acre. FIGURE 3, describes where the higher and lower density areas are in Los Angeles.

TABLE 4, TENURE (OWNERSHIP STATUS) is the last of the tabular information included in this report. Like the density information contained on Table 3, values defining tenure can be viewed as lifestyle types of demographic data. The trend toward home ownership continues, with a net increase of almost 22,500 owner occupied dwelling units. However, while this value has increased, the number of renter occupied units has gone up more than twice as much, by nearly 60,000. FIGURE 4 illustrates rates of change in home ownership. Note that most of the increase in owner occupied units occurs in townhomes and condominiums rather than in single family detached structures.

The numbers included on these four tables do not reflect an assumed undercount of the general population. They also do not include undocumented residents not accounted for by the Census.

For an explanation of terms see the glossary on page 13.

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POPULATION, HOUSING STOCK, and PERSONS PER DWELLING UNIT

TABLE 1		1 9 6 0			1 9 7 0			1 9 8 0			1 9 9 0		
PLANNING AREA		total pop	total dwelling units	persons per unit	total pop	total dwelling units	persons per unit	total pop	total dwelling units	persons per unit	total pop	total dwelling units	persons per unit
1	NORTHEAST LOS ANGELES	159545	57885	2.8	183852	64336	2.9	198229	66624	3.0	237315	72603	3.3
2	BOYLE HEIGHTS	84733	23652	3.6	75926	21932	3.5	81279	22134	3.7	94558	23210	4.1
3	SOUTHEAST LA	202696	68043	3.0	185788	64707	2.9	186984	61411	3.0	234621	61609	3.8
4	WEST ADAMS-BALDWIN HILLS-LEIMERT PARK	136370	54381	2.5	159090	64695	2.5	151528	63985	2.4	169397	65672	2.6
5	SOUTH CENTRAL LA	192775	75081	2.6	219561	80207	2.7	220969	77414	2.9	257469	81725	3.2
6	WILSHIRE	166106	79654	2.1	194996	100967	1.9	225406	109771	2.1	271631	114090	2.4
7	HOLLYWOOD	160383	83010	1.9	156335	85836	1.8	180996	92410	2.0	213847	99866	2.1
8	SILVERLAKE-ECHO PARK	65155	28410	2.3	66557	27692	2.4	76650	29211	2.6	84229	30002	2.8
9	WESTLAKE	58680	31784	1.8	67473	37553	1.8	92414	37241	2.5	107527	34840	3.1
10	CENTRAL CITY	43863	14464	3.0	17839	9551	1.9	22829	10327	2.2	25823	11758	2.2
11	N&E CENTRAL CITY	9690	3027	3.2	8532	1975	4.3	12851	1878	6.8	14551	2878	5.1
12	SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE	54011	21463	2.5	68660	30833	2.2	66183	34968	1.9	71604	39822	1.8
13	NORTH HOLLYWOOD	97955	36360	2.7	90068	38091	2.4	92794	42594	2.2	120240	49170	2.4
14	ARLETA-PACOIMA	69050	17642	3.9	63875	16673	3.8	69077	17878	3.9	88760	19949	4.4
15	VAN NUYS-NORTH SHERMAN OAKS	112118	37518	3.0	103088	41779	2.5	109511	50670	2.2	136677	57973	2.4
16	MISSION HILLS-PANORAMA CITY-SEPULVEDA	32466	9115	3.6	71466	23598	3.0	75948	29417	2.6	106317	35366	3.0
17	SUN VALLEY	46292	13231	3.5	58614	18082	3.2	61158	20798	2.9	80061	23300	3.4
18	SYLMAR	33970	9286	3.7	40349	11182	3.6	42375	13263	3.2	59996	17891	3.4
19	GRANADA HILLS-KNOLLWOOD	41744	11313	3.7	58361	16093	3.6	55886	19247	2.9	56352	20130	2.8
20	CANOGA PARK-WINNETKA-WOODLAND HILLS	80599	22749	3.5	130694	38295	3.4	134495	50344	2.7	150541	59151	2.5
21	CHATSWORTH-PORTER RANCH	21837	6255	3.5	46817	13765	3.4	67899	24499	2.8	79666	29708	2.7
22	NORTHRIDGE	16678	4774	3.5	50700	14543	3.5	53873	19221	2.8	58985	21608	2.7
23	RESEDA-WEST VAN NUYS	66397	17901	3.7	78918	25260	3.1	77035	31009	2.5	89279	33389	2.7
24	ENCINO-TARZANA	32065	9750	3.3	58989	19663	3.0	66852	28122	2.4	66506	29637	2.2
25	SUNLAND-TUJUNGA	34388	11406	3.0	46529	14828	3.1	44279	16244	2.7	51867	19308	2.7
26	WESTWOOD	29782	12619	2.4	33770	14050	2.4	34534	16609	2.1	42823	19903	2.2
27	WEST LA	30928	13491	2.3	65667	29957	2.2	62747	32866	1.9	67863	35835	1.9
28	PALMS-MAR VISTA-DEL REY	70396	25029	2.8	94346	37390	2.5	94964	43729	2.2	103906	48891	2.1
29	VENICE	38365	15076	2.5	36146	15466	2.3	36553	18379	2.0	40040	21136	1.9
30	WESTCHESTER-PLAYA DEL REY	110009	36238	3.0	54163	19468	2.8	43743	19225	2.3	48003	22602	2.1
31	BRENTWOOD-PACIFIC PALISADES	45281	16444	2.8	53703	21036	2.6	53596	24088	2.2	53353	25297	2.1
32	BEL AIR-BEVERLY CREST	14572	5080	2.9	17672	6479	2.7	20201	8324	2.4	19537	8489	2.3
33	WILMINGTON-HARBOR CITY	40535	12551	3.2	51147	16245	3.1	60438	19876	3.0	76517	23737	3.2
34	SAN PEDRO	59274	19697	3.0	70249	21768	3.2	62336	25053	2.5	69526	27904	2.5
35	HARBOR GATEWAY	22887	7198	3.2	31861	10178	3.1	30238	10093	3.0	36011	11514	3.1
SUB REGION (MEIR)	1 NORTHEAST L.A. (1, 2 & 8)	309433	109947	2.8	326335	113960	2.9	356158	117969	3.0	416102	125815	3.3
	2 SOUTH L.A. (3 & 5)	395471	143124	2.8	405349	144914	2.8	407953	138825	2.9	492090	143334	3.4
	3 METRO CENTER (6 & 7)	326489	162664	2.0	351331	186803	1.9	406402	202181	2.0	485478	213956	2.3
	4 SOUTHWEST L.A. (4, 28, 29 & 30)	355140	130724	2.7	343745	137019	2.5	326788	145318	2.2	361346	158301	2.3
	5 CENTRAL L.A. (9, 10 & 11)	112233	49275	2.3	93844	49079	1.9	128094	49446	2.6	147901	49476	3.0
	6 SOUTHEAST VALLEY (12, 13 & 15)	264084	95341	2.8	261816	110703	2.4	268488	128232	2.1	328521	146965	2.2
	7 NORTHEAST VALLEY (14, 17, 18 & 25)	183700	51565	3.6	209367	60765	3.4	216889	68183	3.2	280684	80448	3.5
	8 NORTHWEST VALLEY (16, 19, 21 & 22)	112725	31457	3.6	227344	67999	3.3	253606	92384	2.7	301320	106812	2.8
	9 SOUTHWEST VALLEY (20, 23 & 24)	179061	50400	3.6	268601	83218	3.2	278382	109475	2.5	306326	122177	2.5
	10 WEST L.A. (26, 27, 31 & 32)	120563	47634	2.5	170812	71522	2.4	171078	81887	2.1	183576	89524	2.1
	11 HARBOR (33, 34 & 35)	122696	39446	3.1	153257	48191	3.2	153012	55022	2.8	182054	63155	2.9
REGION	1 NO SAN FERNANDO VALLEY (7 & 8)	296425	83022	3.6	436711	128764	3.4	470495	160567	2.9	582004	187260	3.1
	2 METRO/SOUTHERN (1, 2, 3, 5 & 11)	1266322	504456	2.5	1330116	542947	2.4	1451619	563443	2.6	1723625	595736	2.9
	3 WESTERN (4 & 10)	475703	178358	2.7	514557	208541	2.5	497866	227205	2.2	544922	247825	2.2
	4 SO SAN FERNANDO VALLEY (6 & 9)	443145	145741	3.0	530417	193921	2.7	546870	237707	2.3	634847	269142	2.4
CITYWIDE		2481595	911577	2.7	2811801	1074173	2.6	2966850	1188922	2.5	3485398	1299963	2.7

* total housing stock includes non-standard dwelling units (tents, railcars, motorhomes, etc.) as recorded by the Census.

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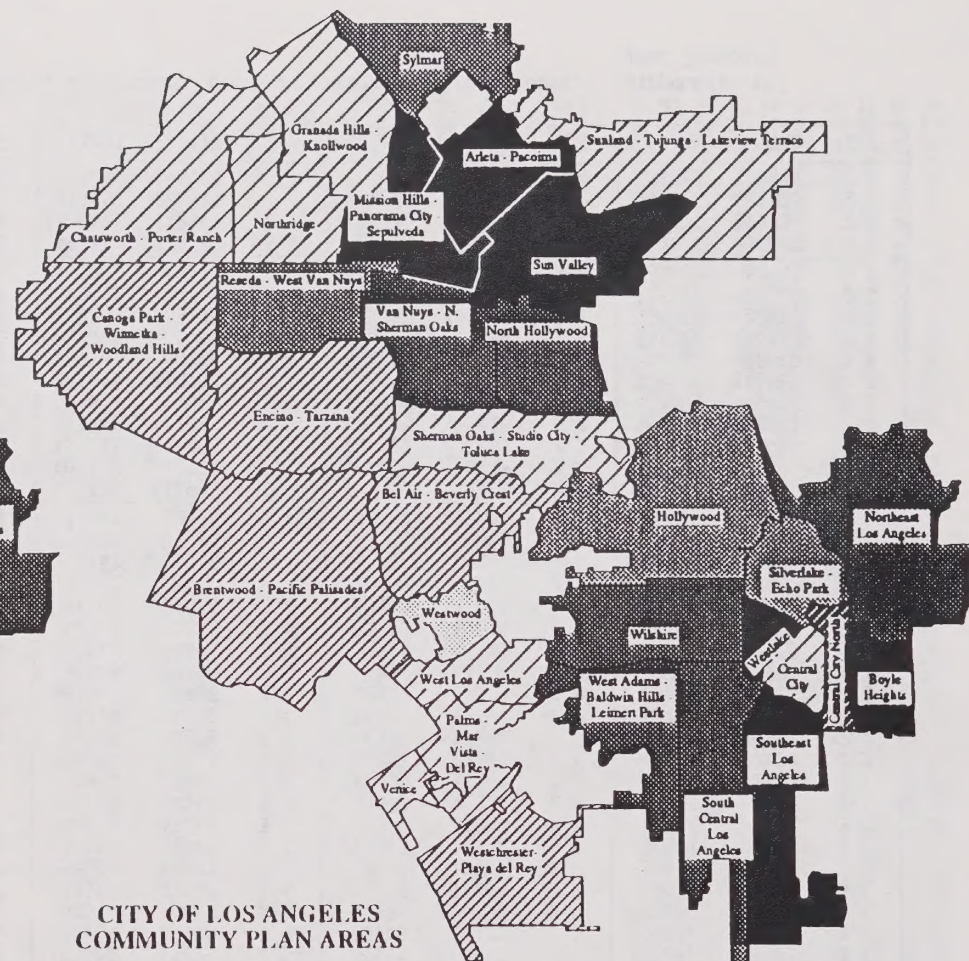
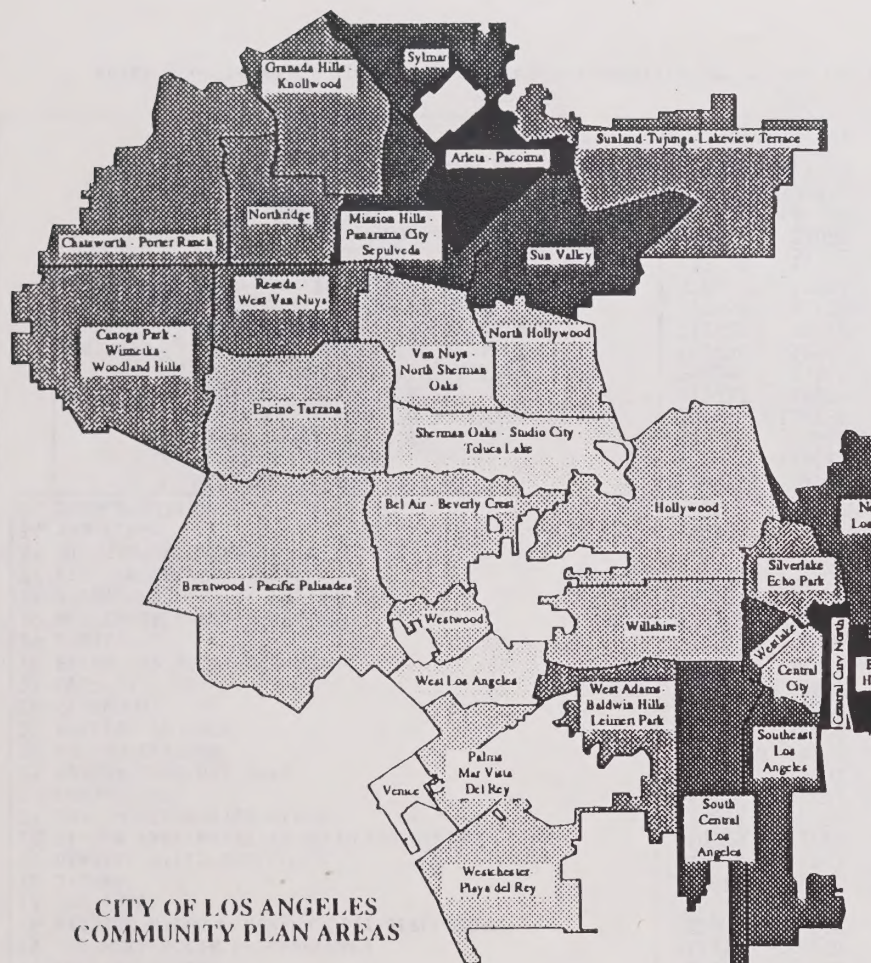


FIGURE 1

HOUSING SPLITS (SINGLE FAMILY/MULTIPLE FAMILY DWELLING UNITS)

TABLE 2

PLANNING AREA		single family units	multiple family units	percent single family	percent multiple family	single family units	multiple family units	percent single family	percent multiple family	single family units	multiple family units	percent single family	percent multiple family
1	NORTHEAST LOS ANGELES	45086	19270	70.0	30.0	40467	26157	60.7	39.3	39260	32367	54.8	45.2
2	BOYLE HEIGHTS	12261	9671	55.9	44.1	9029	13105	40.8	59.2	8305	14538	36.4	63.6
3	SOUTHEAST LA	41519	23188	64.2	35.8	31658	29753	51.6	48.4	31172	30745	50.3	49.7
4	WEST ADAMS-BALDWIN HILLS-LEIMERT PARK	29712	34983	45.9	54.1	26089	37896	40.8	59.2	24752	40176	38.1	61.9
5	SOUTH CENTRAL LA	43351	36856	54.0	46.0	35684	41730	46.1	53.9	34802	45871	43.1	56.9
6	WILSHIRE	20826	80141	20.6	79.4	19069	90702	17.4	82.6	15908	96842	14.1	85.9
7	HOLLYWOOD	23395	62441	27.3	72.7	20933	71477	22.7	77.3	19636	79208	19.9	80.1
8	SILVERLAKE-ECHO PARK	13911	13781	50.2	49.8	12035	17176	41.2	58.8	10865	12171	38.8	61.2
9	WESTLAKE	4555	32998	12.1	87.9	2760	34481	7.4	92.6	2027	32049	5.9	94.1
10	CENTRAL CITY	624	8927	6.5	93.5	50	10277	0.5	99.5	200	9648	2.0	98.0
11	N&E CENTRAL CITY	413	1562	20.9	79.1	150	1728	8.0	92.0	335	3782	8.1	91.9
12	SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE	17026	13807	55.2	44.8	15946	19022	45.6	54.4	15185	22445	40.4	59.6
13	NORTH HOLLYWOOD	17990	20101	47.2	52.8	16082	26512	37.8	62.2	15798	34789	31.2	68.8
14	ARLETA-PACIFICA	15119	1554	90.7	9.3	14609	3269	81.7	18.3	14826	5318	73.6	26.4
15	VAN NUYS-NORTH SHERMAN OAKS	21182	20597	50.7	49.3	19541	31129	38.6	61.4	18559	39017	32.2	67.8
16	MISSION HILLS-PANORAMA CITY-SEPULVEDA	15336	8262	65.0	35.0	15361	14056	52.2	47.8	16070	19807	44.8	55.2
17	SUN VALLEY	15062	3020	83.3	16.7	14689	6109	70.6	29.4	14250	7816	64.6	35.4
18	SYLMAR	10090	1092	90.2	9.8	11000	2263	82.9	17.1	12529	4871	72.0	28.0
19	GRANADA HILLS-KNOLLWOOD	14318	1775	89.0	11.0	15461	3786	80.3	19.7	15277	3967	79.4	20.6
20	CANOGA PARK-WINNETKA-WOODLAND HILLS	31579	6716	82.5	17.5	34080	16264	67.7	32.3	36646	22055	62.4	37.6
21	CHATSWORTH-PORTER RANCH	11218	2547	81.5	18.5	11675	8124	66.8	33.2	11834	11113	62.3	37.7
22	NORTHRIDGE	11290	3253	77.6	22.4	12276	6945	63.9	36.1	12438	9001	58.0	42.0
23	RESEDA-WEST VAN NUYS	20206	5054	80.0	20.0	19818	11191	63.9	36.1	19756	13337	59.7	40.3
24	ENCINO-TARZANA	14279	5384	72.6	27.4	15302	12820	54.4	45.6	15483	13781	52.9	47.1
25	SUNLAND-TUJUNGA	13026	1802	87.8	12.2	13576	2668	83.6	16.4	14204	5188	73.2	26.8
26	WESTWOOD	4065	9985	28.9	71.1	3633	12976	21.9	78.1	3053	15846	16.2	83.8
27	WEST LA	12143	17814	40.5	59.5	10641	22225	32.4	67.6	10089	25590	28.3	71.7
28	PALMS-MAR VISTA-DEL REY	16807	20583	45.0	55.0	14910	28819	34.1	65.9	13956	34415	28.9	71.1
29	VENICE	7366	8100	47.6	52.4	6331	12048	34.4	65.6	6685	14138	32.1	67.9
30	WESTCHESTER-PLAYA DEL REY	12377	7091	63.6	36.4	9874	9351	51.4	48.6	9928	12433	44.4	55.6
31	BRENTWOOD-PACIFIC PALISADES	12942	8094	61.5	38.5	13043	11045	54.1	45.9	14548	11301	56.3	43.7
32	BEL AIR-BEVERLY CREST	6095	384	94.1	5.9	7521	803	90.4	9.6	7685	772	90.9	9.1
33	WILMINGTON-HARBOR CITY	11077	5168	68.2	31.8	11209	8667	56.4	43.6	9960	12368	44.6	55.4
34	SAN PEDRO	12842	8926	59.0	41.0	12032	13021	48.0	52.0	11636	16639	41.2	58.8
35	HARBOR GATEWAY	6932	3246	68.1	31.9	5558	4535	55.1	44.9	5526	5930	48.2	51.8
SUB REGION	1 NORTHEAST L.A. (1,2 & 8)	71238	42722	62.5	37.5	61531	56438	52.2	47.8	58430	64076	47.7	52.3
	2 SOUTH L.A. (3 & 5)	84870	60044	58.6	41.4	67342	71483	48.5	51.5	65974	76816	46.3	53.7
	3 METRO CENTER (6 & 7)	44221	142582	23.7	76.3	40002	162179	19.8	80.2	35544	176050	16.8	83.2
	4 SOUTHWEST L.A. (4,28,29 & 30)	66262	70757	48.4	51.6	57204	88114	39.4	60.6	55321	101162	35.4	64.6
	5 CENTRAL L.A. (9,10 & 11)	5592	43487	11.4	88.6	2960	46486	6.0	94.0	2561	45480	5.3	94.7
	6 SOUTHEAST VALLEY (12,13 & 15)	56198	54505	50.8	49.2	51569	76663	40.2	59.8	49542	96251	34.0	66.0
	7 NORTHEAST VALLEY (14,17,18 & 25)	53297	7468	87.7	12.3	53874	14309	79.0	21.0	55809	23192	70.6	29.4
	8 NORTHWEST VALLEY (16,19,21 & 22)	52162	15837	76.7	23.3	59473	32911	64.4	35.6	62129	43888	58.6	41.4
	9 SOUTHWEST VALLEY (20, 23 & 24)	66064	17154	79.4	20.6	69200	40275	63.2	36.8	71885	49173	59.4	40.6
	10 WEST L.A. (26,27,31 & 32)	35245	36277	49.3	50.7	34838	47049	42.5	57.5	35375	53508	39.8	60.2
	11 HARBOR (33,34 & 35)	30851	17340	64.0	36.0	28799	26223	52.3	47.7	27122	34937	43.7	56.3
REGION	1 NO SAN FERNANDO VALLEY (7 & 8)	105459	23305	81.9	18.1	113347	47220	70.6	29.4	117938	67080	63.7	36.3
	2 METRO/SOUTHERN (1, 2, 3, 5 & 11)	236772	306175	43.6	56.4	200634	362809	35.6	64.4	189631	397158	32.3	67.7
	3 WESTERN (4 & 10)	101507	107034	48.7	51.3	92042	135163	40.5	59.5	90696	154670	37.0	63.0
	4 SO SAN FERNANDO VALLEY (6 & 9)	122262	71659	63.0	37.0	120769	116938	50.8	49.2	121427	145424	45.5	54.5
CITYWIDE		566000	508173	52.7	47.3	526792	662130	44.3	55.7	519692	764332	40.5	59.5

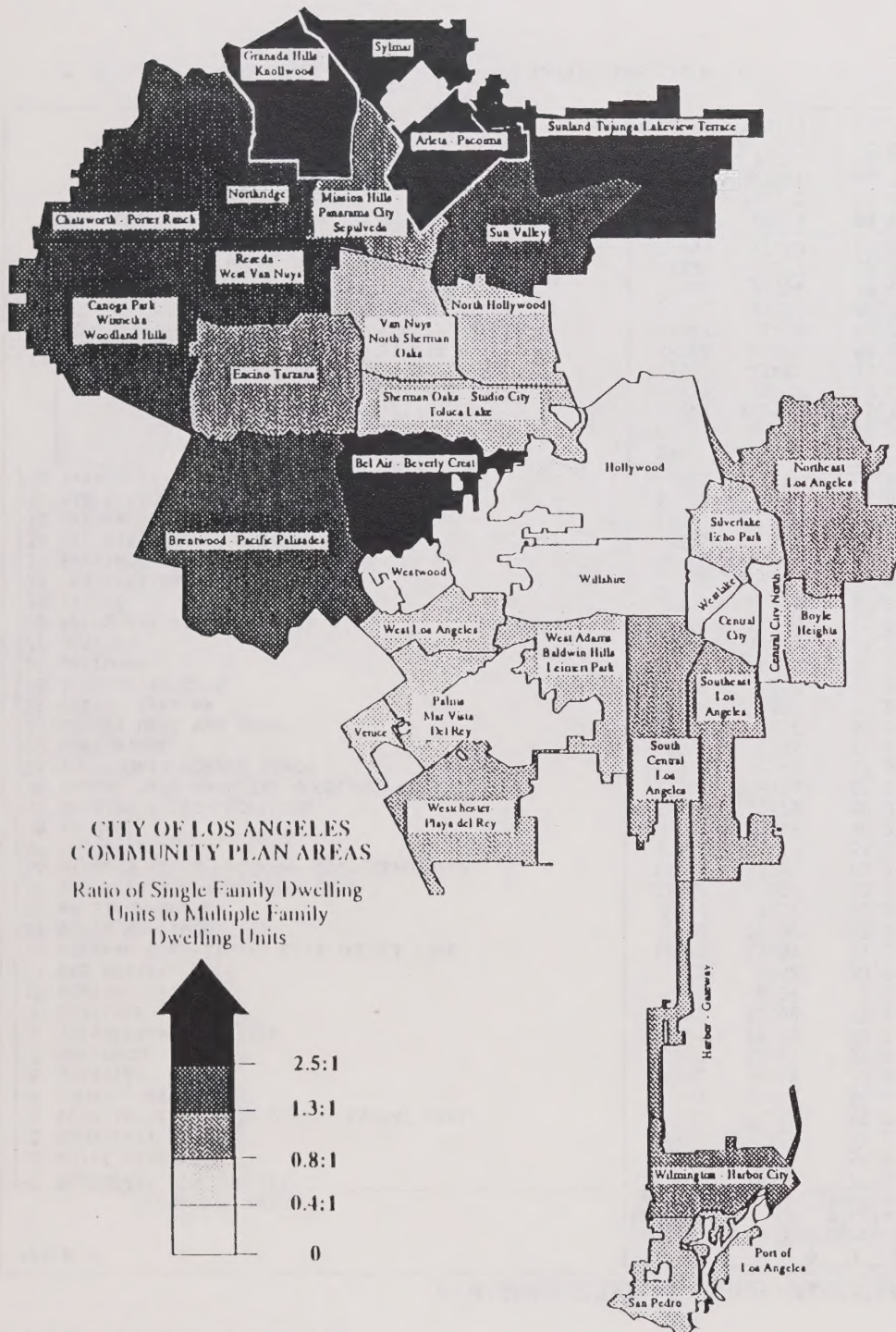
* does not include non-standard dwelling units (see TABLE 1).

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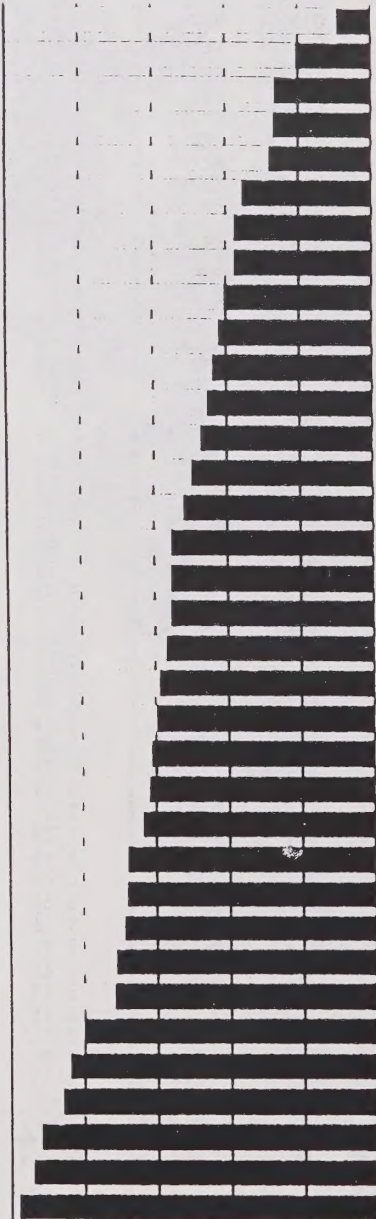
SINGLE FAMILY: MULTIPLE FAMILY

DWELLING UNITS

by Planning District; as of April 1990



bel air
granada hills
arleta-pacoma
sunland-tujunga
sylmar
sun valley
canoga park
chatsworth
reseda
northridge
brentwood
northeast la
encino-tarzana
southeast la
harbor gateway
mission hills
wilmington
westchester
south central la
san pedro
sherman oaks
silverlake-echo park
west adams
boyle heights
van nuys
venice
north hollywood
palms mar vista
west la
hollywood
westwood
wilshire
n&e central city
westlake
central city



POPULATION AND HOUSING DENSITY

(persons and housing units per net acre) *

TABLE 3		net acreage (sept 91)	streets & other excluded uses	percent other uses	gross acreage (net + other)	1990 population	1990 persons per net acre	1990 total housing	1990 housing units per net acre
PLANNING AREA									
1	NORTHEAST LOS ANGELES	12272	3381	21.6	15653	237315	19.3	72603	7.8
2	BOYLE HEIGHTS	2617	1191	31.3	3808	94558	36.1	23210	4.8
3	SOUTHEAST LA	6955	2935	29.7	9890	234621	33.7	61609	6.9
4	WEST ADAMS-BALDWIN HILLS-LEIMERT PARK	5971	2283	27.7	8254	169397	28.4	65672	10.3
5	SOUTH CENTRAL LA	6972	2914	29.5	9886	257469	36.9	81725	10.8
6	WILSHIRE	6332	2622	29.3	8954	271631	42.9	114090	8.5
7	HOLLYWOOD	13540	2487	15.5	16027	213847	15.8	99866	11.4
8	SILVERLAKE-ECHO PARK	3401	1177	25.7	4578	84229	24.8	30002	7.9
9	WESTLAKE	1272	685	35.0	1957	107527	84.5	34840	2.2
10	CENTRAL CITY	1496	710	32.2	2206	25823	17.3	11758	3.3
11	N&E CENTRAL CITY	1585	420	20.9	2005	14551	9.2	2878	3.9
12	SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE	7266	1831	20.1	9097	71604	9.9	39822	2.4
13	NORTH HOLLYWOOD	5094	1733	25.4	6827	120240	23.6	49170	5.6
14	ARLETA-PACOIMA	5227	1300	19.9	6527	88760	17.0	19949	2.7
15	VAN NUYS-NORTH SHERMAN OAKS	6178	2072	25.1	8250	136677	22.1	57973	8.8
16	MISSION HILLS-PANORAMA CITY-SEPULVEDA	5849	1683	22.3	7532	106317	18.2	35366	4.5
17	SUN VALLEY	9107	1514	14.3	10621	80061	8.8	23300	5.4
18	SYLMAR	6761	1102	14.0	7863	59996	8.9	17891	5.4
19	GRANADA HILLS-KNOLLWOOD	8860	1500	14.5	10360	56352	6.4	20130	2.3
20	CANOGA PARK-WINNETKA-WOODLAND HILLS	14265	3628	20.3	17893	150541	10.6	59151	4.1
21	CHATSWORTH-PORTER RANCH	12604	1817	12.6	14421	79666	6.3	29708	2.4
22	NORTHRIDGE	5031	1332	20.9	6363	58985	11.7	21608	4.3
23	RESEDA-WEST VAN NUYS	6069	1699	21.9	7768	89279	14.7	33389	5.5
24	ENCINO-TARZANA	11262	1751	13.5	13013	66506	5.9	29637	2.6
25	SUNLAND-TUJUNGA	15194	1177	7.2	16371	51867	3.4	19308	1.3
26	WESTWOOD	2000	547	21.5	2547	42823	21.4	19903	10.0
27	WEST LA	3287	1266	27.8	4553	67863	20.6	35835	10.9
28	PALMS-MAR VISTA-DEL REY	3815	1450	27.5	5265	103906	27.2	48891	12.8
29	VENICE	1470	591	28.7	2061	40040	27.2	21136	14.4
30	WESTCHESTER-PLAYA DEL REY	7329	1963	21.1	9292	48003	6.5	22602	3.1
31	BRENTWOOD-PACIFIC PALISADES	22804	1360	5.6	24164	53353	2.3	25297	1.1
32	BEL AIR-BEVERLY CREST	8743	1038	10.6	9781	19537	2.2	8489	1.0
33	WILMINGTON-HARBOR CITY	5282	1191	18.4	6473	76517	14.5	23737	4.5
34	SAN PEDRO	3565	1471	29.2	5036	69526	19.5	27904	7.8
35	HARBOR GATEWAY	2393	778	24.5	3171	36011	15.0	11514	4.8
SUB - REGION (MEIR)	1 NORTHEAST L.A. (1, 2 & 8)	18290	5749	23.9	24039	416102	22.8	125815	6.9
	2 SOUTH L.A. (3 & 5)	13927	5849	29.6	19776	492090	35.3	143334	10.3
	3 METRO CENTER (6 & 7)	19872	5109	20.5	24981	485478	24.4	213956	10.8
	4 SOUTHWEST L.A. (4, 28, 29 & 30)	18585	6287	25.3	24872	361346	19.4	158301	8.5
	5 CENTRAL L.A. (9, 10 & 11)	4353	1815	29.4	6168	147901	34.0	49476	11.4
	6 SOUTHEAST VALLEY (12, 13 & 15)	18538	5636	23.3	24174	328521	17.7	146965	7.9
	7 NORTHEAST VALLEY (14, 17, 18 & 25)	36289	5093	12.3	41382	280684	7.7	80448	2.2
	8 NORTHWEST VALLEY (16, 19, 21 & 22)	32344	6332	16.4	38676	301320	9.3	106812	3.3
	9 SOUTHWEST VALLEY (20, 23 & 24)	31596	7078	18.3	38674	306326	9.7	122177	3.9
	10 WEST L.A. (26, 27, 31 & 32)	36834	4211	10.3	41045	183576	5.0	89524	2.4
	11 HARBOR (33, 34 & 35)	11240	3440	23.4	14680	182054	16.2	63155	5.6
REGION	1 NO SAN FERNANDO VALLEY (7 & 8)	68633	11425	14.3	80058	582004	8.5	187260	2.7
	2 METRO/SOUTHERN (1, 2, 3, 5 & 11)	67682	21962	24.5	89644	1723625	25.5	595736	8.8
	3 WESTERN (4 & 10)	55419	10498	15.9	65917	544922	9.8	247825	4.5
	4 SO SAN FERNANDO VALLEY (6 & 9)	50134	12714	20.2	62848	634847	12.7	269142	5.4
CITYWIDE		241868	56599	19.0	298467	3485398	14.4	1299963	5.4

* net acreage excludes streets, flood control channels, and other land uses that cannot support buildings normally occupied by people.
total housing includes non-standard dwelling units.

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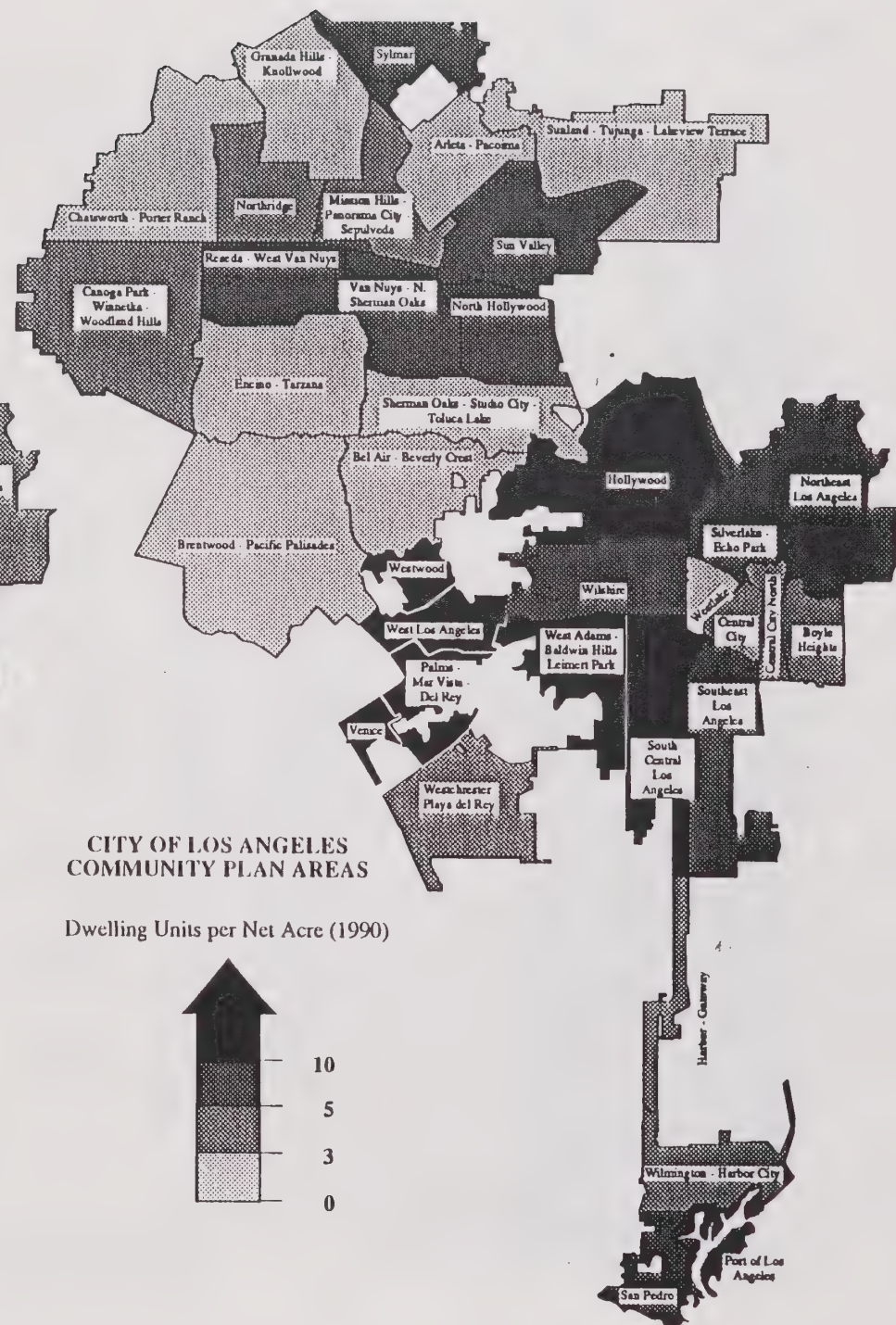
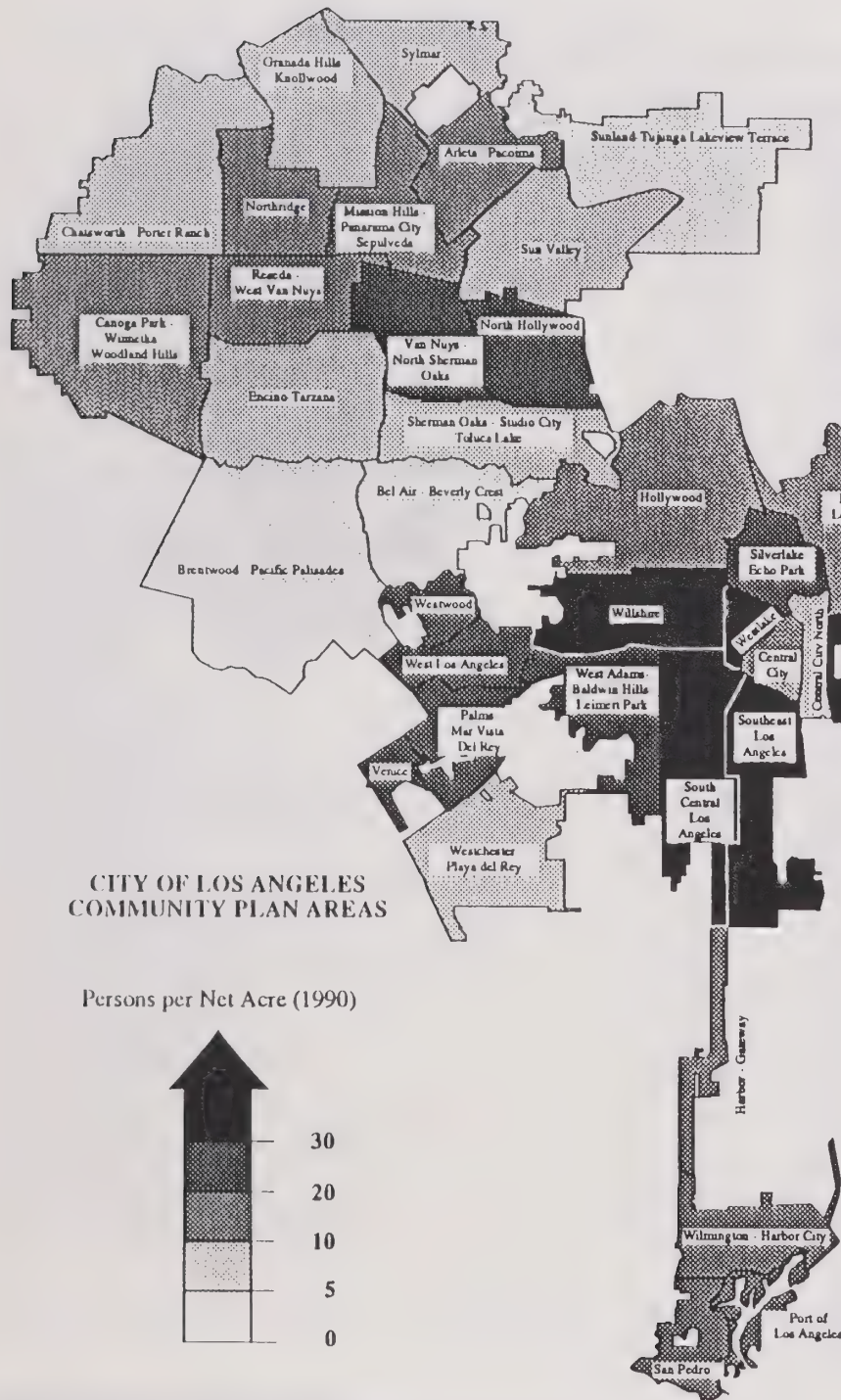


FIGURE III

TENURE (OWNERSHIP STATUS)

owners and renters in Los Angeles *

TABLE 4

PLANNING AREA	1 9 8 0					1 9 9 0				
	OCCUPIED total	owner	UNITS renter	PERCENT owner occupied	PERCENT renter occupied	OCCUPIED total	owner	UNITS renter	PERCENT owner occupied	PERCENT renter occupied
1 NORTHEAST LOS ANGELES	64093	30105	33988	47.0	53.0	68711	30710	38001	44.7	55.3
2 BOYLE HEIGHTS	21598	5512	16086	25.5	74.5	22432	5328	17104	23.8	76.2
3 SOUTHEAST LA	57957	18566	39391	32.0	68.0	59366	18746	40620	31.6	68.4
4 WEST ADAMS-BALDWIN HILLS-LEIMERT PARK	61497	22933	38564	37.3	62.7	61955	22396	39559	36.1	63.9
5 SOUTH CENTRAL LA	73836	25736	48100	34.9	65.1	75433	24724	50709	32.8	67.2
6 WILSHIRE	105007	19544	85463	18.6	81.4	106233	19068	87165	17.9	82.1
7 HOLLYWOOD	87717	18696	69021	21.3	78.7	91423	18649	72774	20.4	79.6
8 SILVERLAKE-ECHO PARK	27824	8943	18881	32.1	67.9	26385	8440	17945	32.0	68.0
9 WESTLAKE	35210	1854	33356	5.3	94.7	31841	1736	30105	5.5	94.5
10 CENTRAL CITY	8843	60	8783	0.7	99.3	9218	630	8588	6.8	93.2
11 NEE CENTRAL CITY	1834	138	1696	7.5	92.5	4102	398	3704	9.7	90.3
12 SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE	33438	15835	17603	47.4	52.6	35490	16362	19128	46.1	53.9
13 NORTH HOLLYWOOD	40795	14062	26733	34.5	65.5	47981	14740	33241	30.7	69.3
14 ARIETA-PACOMA	17383	12162	5221	70.0	30.0	19981	12713	7268	63.6	36.4
15 VAN NUYS-NORTH SHERMAN OAKS	46615	17592	31023	36.2	63.8	53842	18038	35804	33.5	66.5
16 MISSION HILLS-PANORAMA CITY-SEPULVEDA	28383	14126	14257	49.8	50.2	34161	16330	17831	47.8	52.2
17 SUN VALLEY	20026	13349	6677	66.7	33.3	21499	12926	8573	60.1	39.9
18 SYLMAR	12686	9444	3242	74.4	25.6	17205	12202	5003	70.9	29.1
19 GRANADA HILLS-KHOLLYWOOD	18717	13884	4833	74.2	25.8	18758	13619	5139	72.6	27.4
20 CANOGA PARK-WINNETKA-WOODLAND HILLS	48070	31141	16929	64.8	35.2	55643	34394	21249	61.8	38.2
21 CHATSWORTH-PORTER RANCH	23416	16468	6948	70.3	29.7	28575	19784	8791	69.2	30.8
22 NORTHRIDGE	18523	11954	6569	64.5	35.5	20691	12257	8434	59.2	40.8
23 RESEDA-WEST VAN NUYS	29938	17094	12844	57.1	42.9	31978	17902	14076	56.0	44.0
24 ENCINO-TARZANA	26592	15668	10924	58.9	41.1	28045	17839	10206	63.6	36.4
25 SUNLAND-TUJUNGA	15634	11285	4349	72.2	27.8	18600	12078	6522	64.9	35.1
26 WESTWOOD	15127	5419	9708	35.8	64.2	16923	6160	10763	36.4	63.6
27 WEST LA	31094	11218	19876	36.1	63.9	33256	12822	20434	38.6	61.4
28 PALMS-MAR VISTA-DEL REY	42143	14617	27526	34.7	65.3	45843	14667	31176	32.0	68.0
29 VENICE	17154	4815	12339	28.1	71.9	19152	5597	13555	29.2	70.8
30 WESTCHESTER PLAYA DEL REY	18366	10114	8252	55.1	44.9	20434	11009	9425	53.9	46.1
31 BRENTWOOD-PACIFIC PALISADES	22995	13460	9535	58.5	41.5	24521	15511	9010	63.3	36.7
32 BEL AIR-BEVERLY CREST	7884	6901	983	87.5	12.5	7949	7011	938	88.2	11.8
33 WILMINGTON-HARBOR CITY	19213	9682	9531	50.4	49.6	21607	9155	12452	42.4	57.6
34 SAN PEDRO	23844	10013	13831	42.0	58.0	27198	11261	15937	41.4	58.6
35 HARBOR GATEWAY	9778	5008	4770	51.2	48.8	10975	4665	6310	42.5	57.5
1 NORTHEAST L.A. (1, 2 & 8)	113515	44560	68955	39.3	60.7	117528	44478	73050	37.8	62.2
2 SOUTH L.A. (3 & 5)	131793	44302	87491	33.6	66.4	134799	43470	91329	32.2	67.8
3 METRO CENTER (6 & 7)	192724	38240	154484	19.8	80.2	197656	37717	159939	19.1	80.9
4 SOUTHWEST L.A. (4, 28, 29 & 30)	139160	52479	86681	37.7	62.3	147384	53669	93715	36.4	63.6
5 CENTRAL L.A. (9, 10 & 11)	45887	2052	43835	4.5	95.5	45161	2764	42397	6.1	93.9
6 SOUTHEAST VALLEY (12, 13 & 15)	122848	47489	75359	38.7	61.3	137313	49140	88173	35.8	64.2
7 NORTHEAST VALLEY (14, 17, 18 & 25)	65729	46240	19489	70.3	29.7	77285	49919	27366	64.6	35.4
8 NORTHWEST VALLEY (16, 19, 21 & 22)	89039	56432	32607	63.4	36.6	102185	61990	40195	60.7	39.3
9 SOUTHWEST VALLEY (20, 23 & 24)	104600	63903	40697	61.1	38.9	115666	70135	45531	60.6	39.4
10 WEST L.A. (26, 27, 31 & 32)	77100	36998	40102	48.0	52.0	82649	41504	41145	50.2	49.8
11 HARBOR (33, 34 & 35)	52835	24703	28132	46.8	53.2	59780	25081	34699	42.0	58.0
1 NO SAN FERNANDO VALLEY (7 & 8)	154768	102672	52096	66.3	33.7	179470	111909	67561	62.4	37.6
2 METRO/SOUTHERN (1, 2, 3, 5 & 11)	536754	153857	382897	28.7	71.3	554924	153510	401414	27.7	72.3
3 WESTERN (4 & 10)	216260	89477	126783	41.4	58.6	230033	95173	134860	41.4	58.6
4 SO SAN FERNANDO VALLEY (6 & 9)	227448	111392	116056	49.0	51.0	252979	119275	133704	47.1	52.9
CITYWIDE	1135230	457398	677832	40.3	59.7	1217406	479867	737539	39.4	60.6

* total occupied housing units (single family detached, condominiums, and apartment units).
includes occupied non-standard dwelling units.

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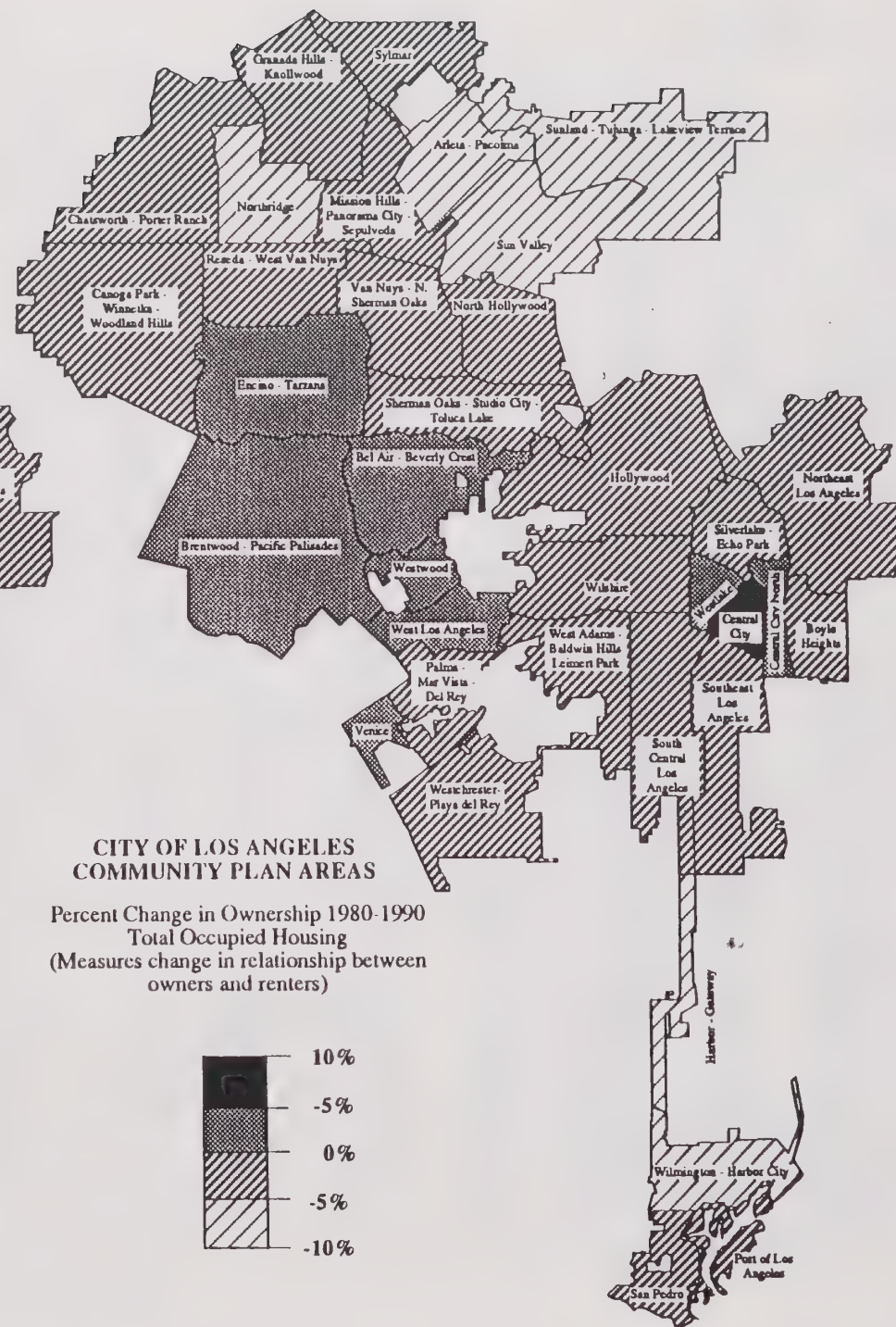
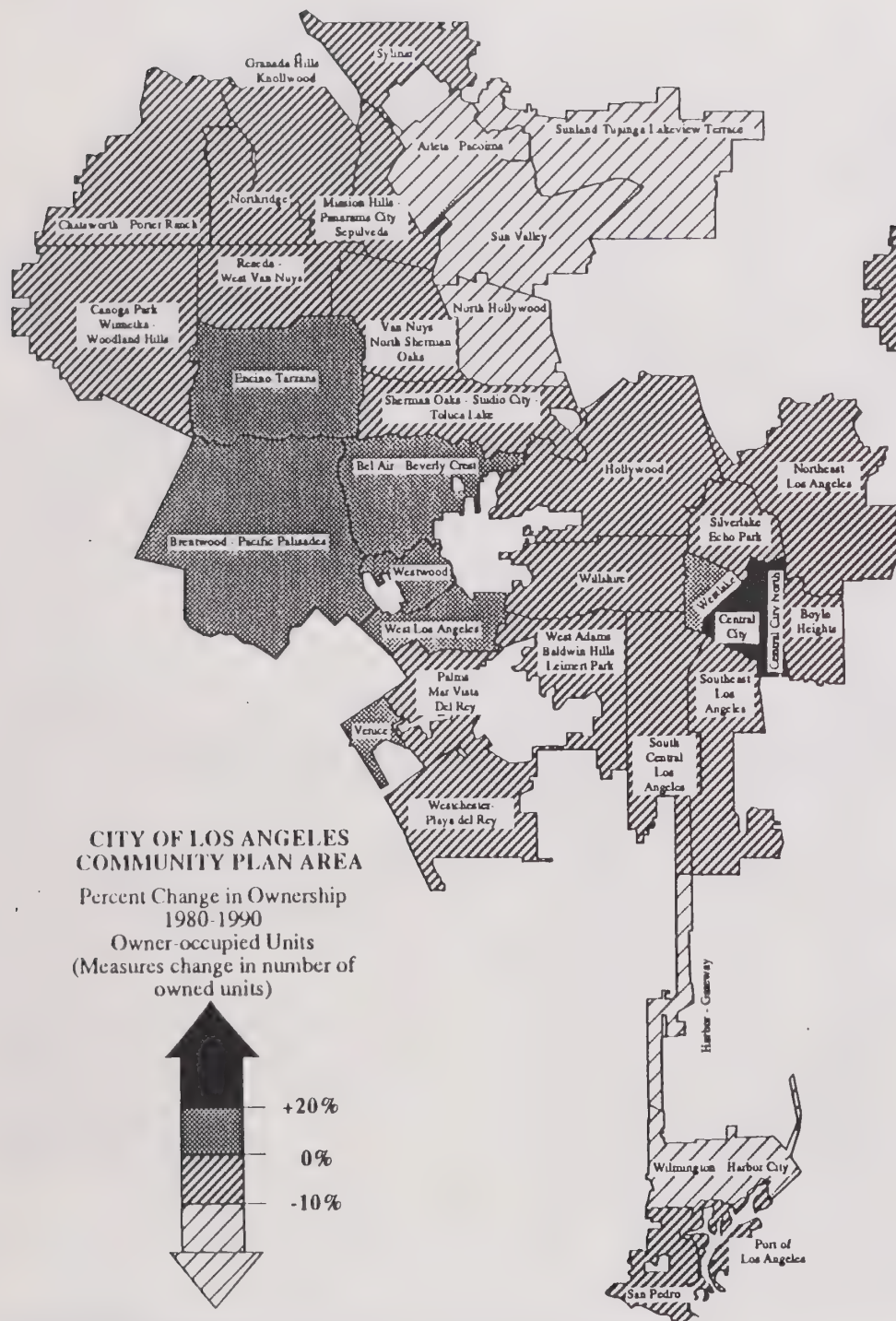
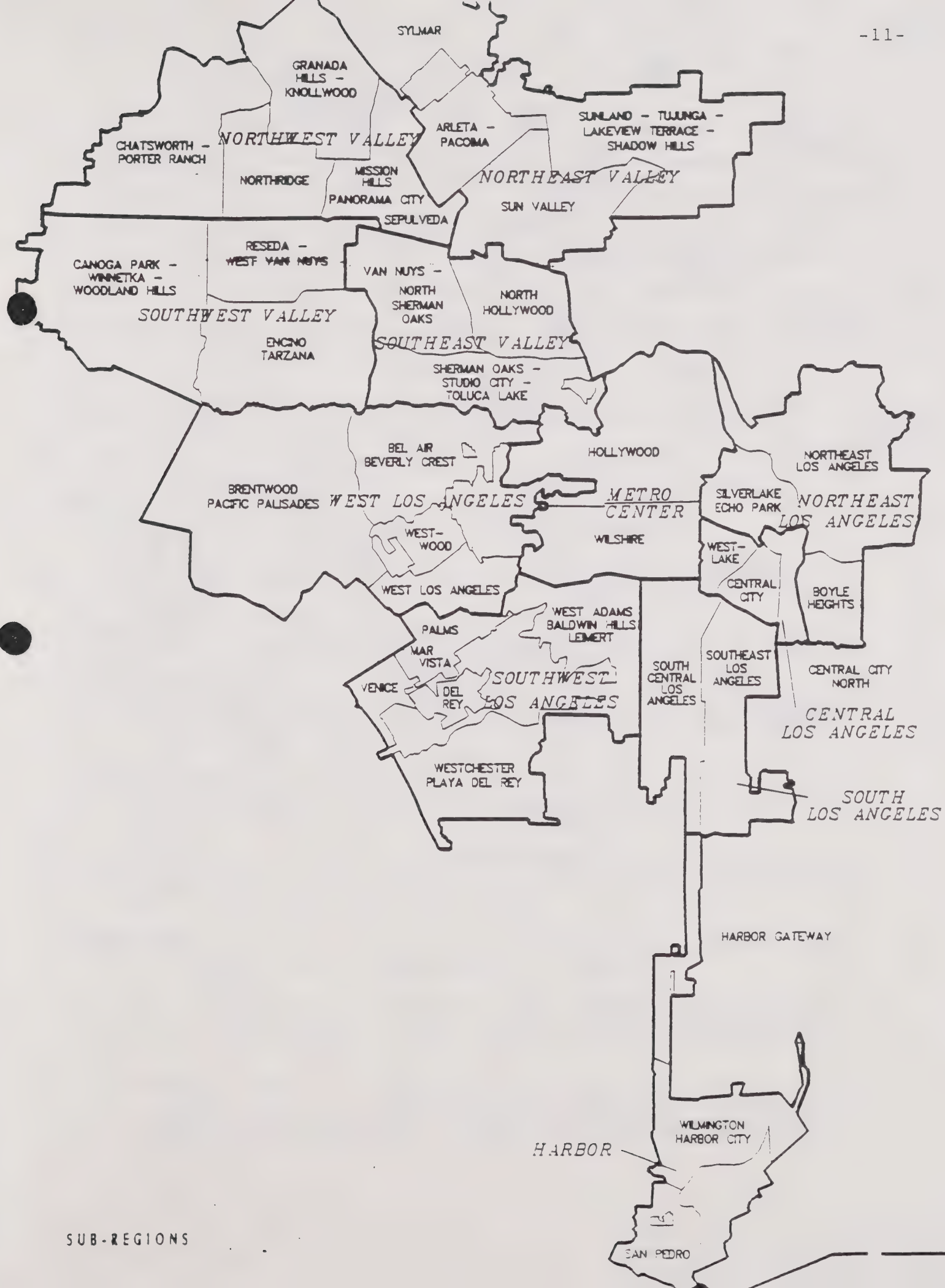
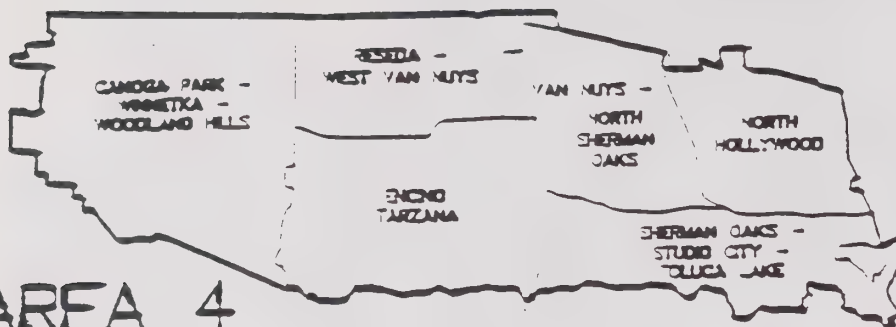
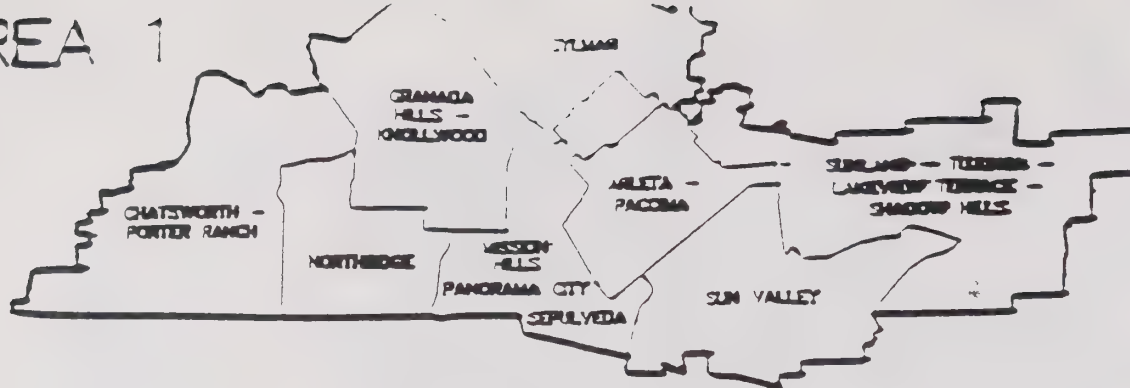


FIGURE IV

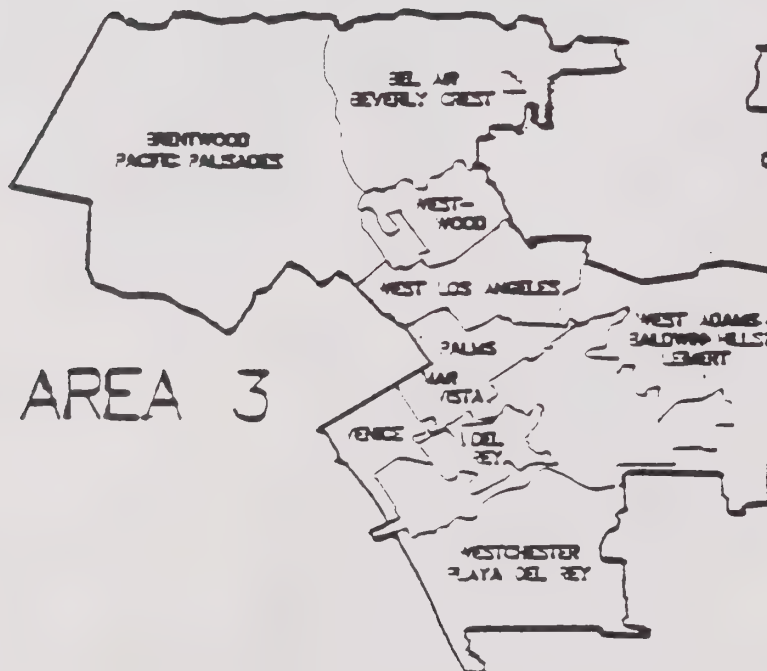


AREA 1

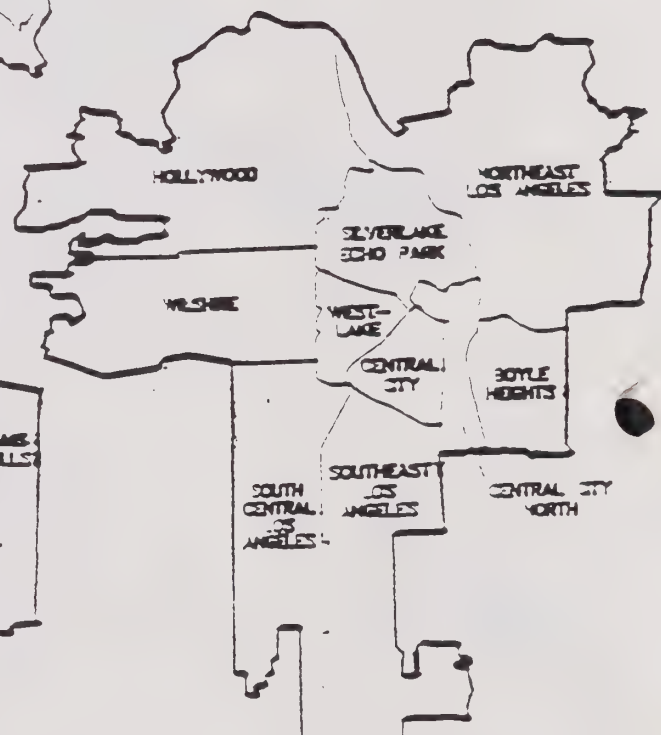
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AREA 4

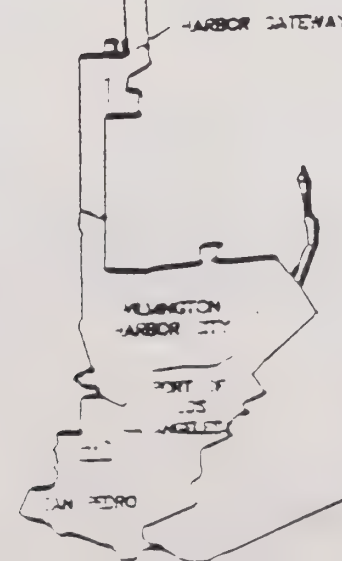


AREA 3



AREA 2

MAJOR GEOGRAPHIC AREAS (4)



GLOSSARY

DEMOGRAPHICS: the study of human population in terms of density, spatial relationship, and distribution.

DENSITY: "the average number of individuals or units per space unit". ** For purposes of the information included in this report, space units are defined as acres. There are 640 acres per square mile.

DWELLING UNIT: a residential unit. A place where people live. May or may not be occupied as of the date of publication of this report.

GROSS ACREAGE: the sum total of all land in a defined area. Includes streets, parks, and wilderness regions.

HOUSEHOLD: "a social unit comprised of those living together in the same dwelling". **

HOUSING STOCK: the sum total of all dwelling units.

HOUSING SPLIT: the division of housing in terms of density and type of dwelling unit. See SINGLE FAMILY and MULTIPLE FAMILY.

MULTIPLE FAMILY DWELLING UNIT: a dwelling unit with at least one wall shared in common with another dwelling unit.

NET ACREAGE: land available for development. Nonresidential land uses are included. GROSS ACREAGE less streets and other non-buildable uses.

PERSONS PER DWELLING UNIT: the specific number of persons living in a household. Also known as household size. These persons may or may not be family related.

PLANNING AREA: an area that has been geographically defined for General Plan and land use analysis purposes. There are 35 in Los Angeles. See Maps 1 and 2.

RATIO: describes the statistical relationship between two values in terms of one of those values. Proportion.

REGION: a combination of Planning Areas. There are four in the City. Also known as major regions or major geographic areas. See Map 1.

SINGLE FAMILY DWELLING UNIT: a dwelling unit that does not share a common wall with any other dwelling unit. Also known as SINGLE FAMILY DETACHED. Technically, a MOBILE HOME fits this definition.

SPATIAL RELATIONSHIP: the way in which an area compares, demographically, with other areas in terms of location.

SUB-REGION: a combination of Planning Areas. There are 11 in Los Angeles. Also known as MEIR or Master Environmental Impact Review areas. See Map 2.

TENURE: ownership status of an occupant residing in a dwelling unit. Owners versus renters.

THEMATIC MAP: a map that describes, in graphic form, the statistical relationship between one area and another.

** WEBSTERS NEW COLLEGIATE DICTIONARY (c; 1973).

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